

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, October 16, 2006 at Westfield Town Hall. Members present included Patrick Miller, David Mueller, Brian Morales, Cindy Spoljaric, and Craig Wood. Also present was Tom Higgins and Town Attorney, Brian Zaiger.

Spoljaric moved to approve the September 18, 2006 minutes as presented.

Wood seconded, and the motion passed by voice vote.

Miller reviewed the Public Hearing Rules and Procedures.

Higgins stated 0607-SE-001 has been withdrawn.

### **OLD BUSINESS**

**0609-VS-58:** 3543 Carey Glen Court: Shenial Hairston: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.030 (D) (5) to reduce road frontage.

Higgins stated a registered letter has been sent to the property owner, and staff is still attempting to contact the property owner. He stated at this point it is a nonconforming use and is a leased property. He further stated staff is requesting this item be continued to the November BZA meeting.

### **NEW BUSINESS**

**0610-VS-059:** 16402 Carey Road: Heather Liston: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance to construct a horse stable within two (200') hundred feet of a property line.

**0610-VS-063:** 16402 Carey Road: Heather Liston: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance to construct a horse stable that will be greater than eighteen (18') feet.

Ms. Heather Liston presented the details of the requests stating the variance is for housing three horses; no other animals. Liston included details including building materials, fencing, building height, waste removal, landscaping, and exterior painting. She further stated she has met with neighbors and has had only positive feedback.

Miller asked what maximum number of horses she would commit to.

Liston responded three horse stalls.

A Public Hearing opened at 7:18 p.m.

Mr. Dennis Theurer spoke in favor of the variance requests.

The Public Hearing closed at 7:20 p.m.

Miller moved to approve 0610-VS-059 and 0610-VS-063 with the following conditions:

1. The Appellants will limit the height of the Accessory Building to twenty feet and,
2. There will be no boarding of horses and,
3. There will be no commercial service and,
4. The structure will not have any residential facilities and,
5. The Appellant will provide buffer planting as practicable with emphasis on the north side of the property and,
6. A maximum of three adult horses is allowed.

Mueller seconded and the motion passed unanimously.

Miller moved to adopt staff's findings of fact with the change to planting issue.

Spoljaric seconded, and the motion passed by voice vote.

Higgins stated the petitioner for 0610-VS-060, 0610-VS-061, and 0610-VS-062 did not appear and requested the petition be continued to the November BZA meeting.

Miller asked the public if anyone was in attendance to speak on the variance for 0601-VS-060, 0601-VS-061, and 0610-VS-062.

The Board approved the continuance.

Mueller requested new Zoning Ordinance binders for the entire Board.

The meeting adjourned at 7:30 p.m.

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Chairman

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Secretary